

Parking review for:

Former HM Revenue And Customs Offices
Plas Gororau
Ellice Way
Wrexham
LL13 7YY

Overview

Plas Gororau is an existing 2 storey B1 office located on an established business park in the south west area of Wrexham. The property was developed in the early 1990's and has been occupied by HMRC for a number of years as their Head Quarters. The site is self-contained with its own dedicated access and benefits from 214 car parking spaces.

Existing Use

The existing B1 office use covers the whole building with circa 5103 m² gross external floor area (GEFA). This equates to circa 4,900m² gross internal area and circa 4,105 net internal floor area. The existing car park provides 214 spaces.

Car Parking Provision

Based on Wrexham Local Planning Guidance Note No. 16 Parking figure B the requirement for parking is defined as 1 space per 30m² as below:

LOCAL PLANNING GUIDANCE NOTE NO. 16		
Figure B		
Type of Development	Parking Standard	Cycle Parking Standard
B1 Business and light industry	1 car space per 30m ² gross floor space	1 cycle space per 300m ² gross floor space

Based on the GEFA of 5,103/30 this equates to a requirement of 170.1 spaces say 171 spaces.

Under this flexible change of use application the aim will be to develop the use of the building for D1 use. Based on Wrexham Local Planning Guidance Note No. 16 Parking figure B the requirement for parking is defined as 1 space per 25m² plus 2 spaces as below:

LOCAL PLANNING GUIDANCE NOTE NO. 16		
Figure D		
Type of Development	Parking Standard	Cycle Parking Standard
D1 Non-residential institutions Includes: Health centres, surgeries, schools, colleges, libraries, art galleries, museums and public halls (including places of worship)	2 car spaces plus 1 car space per 25m ² gross floor space	1 cycle space per 250m ² gross floor space

Based on the GEFA of 5,103/25 plus 2 this equates to a requirement of 206.1 spaces, say 207 spaces.

On this basis there is sufficient existing car parking at the site to fully comply with SPG 16 requirements for both B1 and D1 use classes. This is the case for 100% use for both use classes or any area combination of usage between the 2 use classes.

Highway Network

The site is located within an established commercial area and has been functioning as a busy HMRC head office with public accessible services for circa 25 years. It is anticipated that this type of activity will continue under this proposal to have both B1 and D1 uses classes at the site; with potentially a reduced density of occupation within the D1 usage areas over the previous occupancy levels at the site.

It is anticipated that peak time traffic movements will continue to be during the morning whilst staff arrive and in the evenings when staff leave. It is anticipated that members of the public will access the site a various time, spread throughout the day, this is likely to be predominately outside of peak times and therefore will not impact on peak time traffic movements in the area. The anticipated usage is therefore very similar to the previous usage.

This application is for flexible change of use only and it is proposed that all the existing access junctions, car parking and internal roadways within the site remain as existing.